083.0	0007	0026.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	712,300 /	712,300
					USE VALUE:	712,300 /	712,300
					ASSESSED:	712,300 /	712,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLOUGH KEVIN & LAURA	
Owner 2:		
Owner 3:		
Street 1:	24 NEWLAND RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HOW JONATHAN P -
Owner 2:	RUPPEL CAROLYN D -
Street 1:	24 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1454 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	320,100	3,700	388,500	712,300
Total Card	0.103	320,100	3,700	388,500	712,300
Total Parcel	0.103	320,100	3,700	388,500	712,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.89 | /Parcel: 489.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	52481
GIS Ref	
GIS Ref	
Insp Date	08/19/18

!6817!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,000	3700	4,500.	388,500	712,200	712,200	Year End Roll	12/18/2019
2019	101	FV	259,600	3700	4,500.	383,000	646,300	646,300	Year End Roll	1/3/2019
2018	101	FV	270,600	3700	4,500.	294,100	568,400	568,400	Year End Roll	12/20/2017
2017	101	FV	270,600	3700	4,500.	277,500	551,800	551,800	Year End Roll	1/3/2017
2016	101	FV	270,600	3700	4,500.	255,300	529,600	529,600	Year End	1/4/2016
2015	101	FV	255,300	3700	4,500.	238,700	497,700	497,700	Year End Roll	12/11/2014
2014	101	FV	255,300	3700	4,500.	219,800	478,800	478,800	Year End Roll	12/16/2013
2013	101	FV	255,300	3700	4,500.	219,800	478,800	478,800		12/13/2012

PRINT

Date	Time
12/10/20	21:31:57

LAST REV

Date	Time
05/19/20	14:15:27
jorourke	
6817	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOW JONATHAN P,	74449-182	1	4/10/2020		820,000	No	No		
HOW JONATHAN	31301-277		3/31/2000		340,000	No	No		
BERNSTEIN MARGA	23887-137		7/2/1993		9,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2008	1168	Siding	16,015	C				blow in insulation
9/10/2008	1019	Re-Roof	7,920	C				
8/9/2007	673	Manual	7,870	C				repair existing po

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2020	SQ Returned	JO	Jenny O
8/19/2018	MEAS&NOTICE	BS	Barbara S
12/13/2008	Meas/Inspect	197	PATRIOT
7/8/2000	MLS	MM	Mary M
1/12/2000	Meas/Inspect	163	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01787841
Adj $ / SQ:	171.767
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393200
Depreciation:	73135
Depreciated Total:	320065

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

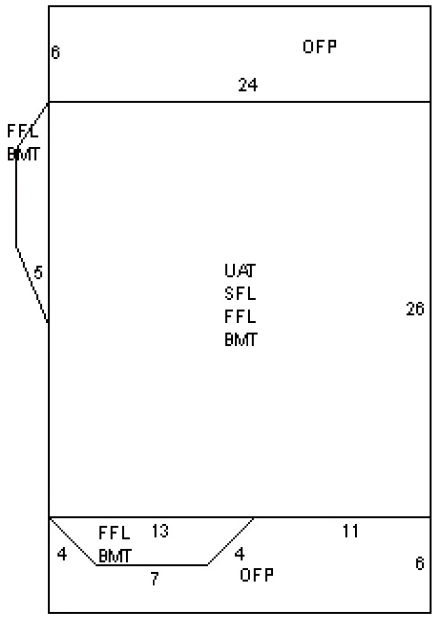
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.94
Special Features:	0	Val/Su Net:	134.16
Final Total:	320100	Val/Su SzAd	246.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	674	51.530	34,731
FFL	First Floor	674	171.770	115,771
SFL	Second Floor	624	171.770	107,183
OFP	Open Porch	258	23.300	6,013
UAT	Upper Attic	156	120.240	18,757

Net Sketched Area:	2,386			Total:	282,455
Size Ad	1298	Gross Are	2854	FinArea	1454

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0007-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1920	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700